

WLD  
R218036

94-119670 / Center 1d5141  
19  
STEWART TITLE HOUSTON DIVISION

GENERAL WARRANTY DEED

502-35-3646

01/09/95 00173422 R218036 \$ 13.00

THE STATE OF TEXAS §  
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS:

13  
A  
THAT, PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS, (formerly HARRIS COUNTY SHIP CHANNEL NAVIGATION DISTRICT), hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by ISK BIOSCIENCES CORPORATION, a Corporation, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, subject to the reservations hereinafter made, all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Harris County, Texas, described as follows, to-wit:

1.448 acre tract, more or less, out of the Richard and Robert Vince Survey, Abstract No. 76, Harris County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT, there is RESERVED unto Grantor, its successors and assigns, all of the oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals by whatever method produced or extracted in and under and that may be produced from the herein described property; provided that Grantor herein does hereby WAIVE AND RELINQUISH all of its right of ingress and egress over and across the surface of the herein described property at all times for the purposes of mining, drilling, exploring, operating and developing the herein described property for said oil, gas, coal, lignite, iron, uranium, thorium, molybdenum and other minerals herein reserved and removing the same therefrom.

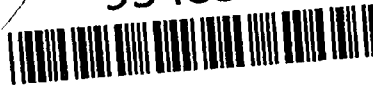
This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same; or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender

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COUNTY CLERK  
HARRIS COUNTY

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502-35-3647

and, in the case of a legal entity that is not a natural person,  
shall include the neuter gender, all as the case may be.

EXECUTED this the 29th day of December, A.D. 1994.

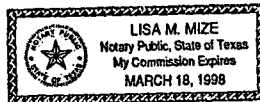
PORT OF HOUSTON AUTHORITY OF HARRIS  
COUNTY, TEXAS, (formerly HARRIS  
COUNTY SHIP CHANNEL NAVIGATION  
DISTRICT)

By: [Signature]  
Name: H.T. Kornegay  
Title: Executive Director

THE STATE OF TEXAS

THE COUNTY OF HARRIS

This instrument was acknowledged before me on this the  
29th day of December, A.D. 1994, by H.T. Kornegay as  
Executive Director of PORT OF HOUSTON AUTHORITY OF HARRIS  
COUNTY, TEXAS, (formerly HARRIS COUNTY SHIP CHANNEL NAVIGATION  
DISTRICT), on behalf of said entity.



Lisa M. Mize  
NOTARY PUBLIC, STATE OF TEXAS

Grantee's Mailing Address:

Return to:

RETURN TO: EDWARD S. CUTRER  
STEWART TITLE-HOUSTON  
P. O. BOX 1504  
HOUSTON, TEXAS 77251-1504

PREPARED IN THE LAW OFFICE OF  
MORRIS, LENDAIS, HOLLRAH & BROWN  
1980 Post Oak Boulevard, Suite 700  
Houston, Texas 77056  
F:\conv\lsta\94119670.gwd.gmj  
12/29/94

EXHIBIT "A"

502-35-3648

1.448 ACRE TRACT

BEING A 1.448 ACRE TRACT OF LAND SITUATED IN THE RICHARD AND ROBERT VINCE SURVEY, ABSTRACT NO. 76 OF HARRIS COUNTY, TEXAS. SAID 1.448 ACRE TRACT BEING OUT OF THE RESIDUE OF A CALLED 109.828 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM WAH CHANG SMELTING AND REFINING COMPANY TO THE PORT OF HOUSTON AUTHORITY AND RECORDED AT FILM CODE NO. 170-25-111, CLERK'S FILE NO. E016851 OF THE HARRIS COUNTY DEED RECORDS. THE SAID 1.448 ACRE TRACT OF LAND AS SHOWN ON EEC DWG. NO. ISA-3002 AND MADE A PART HEREOF, BEING DESCRIBED AS FOLLOWS:

BEGINNING at a point for the northwest corner of a called 8.3331 acre tract described in a deed from SDS Biotech Corp. to Fermenta Plant Protection Co. and recorded at Clerk File No. K800562 of the Harris County Deed Records, said point being the southwest corner of this tract and located South 86 deg. 29 min. 36 sec. West a distance of 497.33 feet from a 5/8 inch iron rod to be set at a called and found 1" x 1" wooden stake;

THENCE North 03 deg. 30 min. 24 sec. West at 533.34 feet pass a 1/2 inch iron rod found at the south corner of the Harris County Flood Control District called 1.009 acre tract recorded in Volume 3521, page 702 of the Harris County Deed Records, a total distance of 779.05 feet to a 5/8 inch iron rod set for a corner;

THENCE South 33 deg. 14 min. 05 sec. East a distance of 181.59 feet to a 5/8 inch iron rod set for a corner;

THENCE South 03 deg. 30 min. 33 sec. East a distance of 621.36 feet to a 5/8 inch iron rod set for a corner in the north line of said 8.331 acres;


THENCE South 86 deg. 29 min. 36 sec. West (called South 89 deg. 55 min. 00 sec. West in Film Code No. 062-73-0666) a distance of 90.08 feet to the Place of Beginning and containing 1.448 acres of land.

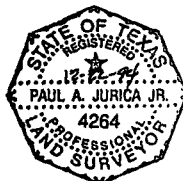
Bearings are based on the City of Houston Monumentation System.

I, Paul A. Jurica, Jr., a Registered Professional Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Stafford, Ft. Bend County, Texas, this the 22 day of December, 1994.

EAGLETON ENGINEERING COMPANY  
Engineering & Construction Management  
Post Office Box 37009  
Houston, Texas 77237-7009

  
Paul A. Jurica, Jr.  
R.P.S. No. 4264 - State of Texas



25-00-7048

502-35-3649

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stipulated herein by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

JAN 4 1995



*Conroy B. Hoffman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2 5-79-2013